

047.0

0007

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
831,300 / 831,300

USE VALUE:

831,300 / 831,300

ASSESSED:

831,300 / 831,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
82		HAMLET ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KEATING RITA C/TRUSTEE	
Owner 2: RITA C KEATING REVOCABLE TRUST	
Owner 3:	
Street 1: 82 HAMLET ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: KEATING DANIEL J & RITA C -	
Owner 2: -	
Street 1: 82 HAMLET ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 6,010 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Clapboard Exterior and 1688 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6010		Sq. Ft.	Site		0	80.	1.00	1									480,242						480,200	

Total AC/Ha: 0.13797

Total SF/SM: 6010

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 480,242

Spl Credit

Total: 480,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 APPRAISED:
 USE VALUE:
 ASSESSED:

 831,300 / 831,300
 831,300 / 831,300
 831,300 / 831,300

User Acct	33797
GIS Ref	
GIS Ref	
Insp Date	
11/27/18	

USER DEFINED	
Prior Id # 1:	33797
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/10/20	19:07:30
LAST REV	
Date	Time
04/09/19	15:25:53
apro	
4032	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	MEAS&NOTICE	CC	Chris C
4/17/2009	Info At Door	372	PATRIOT
5/3/2002	Permit Visit	PM	Peter M
5/8/2000	Missed Appt.	276	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/17/1993		RV	
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type:	05 - Garrison			Full Bath:	1	Rating:	Very Good																	
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																		
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																		
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																	
Prime Wall:	2 - Clapboard			A HBth:		Rating:																		
Sec Wall:		%		OthrFix:		Rating:																		
Roof Struct:	1 - Gable			OTHER FEATURES																				
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																	
Color:	RED			A Kits:		Rating:																		
View / Desir:				Fpl:	1	Rating:	Good																	
GENERAL INFORMATION				WSFlue:		Rating:																		
Grade:	C - Average			CONDOS INFORMATION																				
Year Blt:	1939	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct:	G4	Fact:	.	Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
INTERIOR INFORMATION				DEPRECIATION								REMODELING												
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%									No Unit	RMS	BRS	FL	RES BREAKDOWN				
Prim Int Wall:	2 - Plaster			Functional:												1	7	3						
Sec Int Wall:		%		Economic:																				
Partition:	T - Typical			Special:																				
Prim Floors:	3 - Hardwood			Override:																				
Sec Floors:		%		Total:	18.6	%																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								COMPARABLE SALES												
Subfloor:				Basic \$ / SQ:	135.00											Rate	Parcel ID	Typ	Date	Sale Price				
Bsmnt Gar:				Size Adj.:	1.27203798																			
Electric:	3 - Typical			Const Adj.:	0.98990101																			
Insulation:	2 - Typical			Adj \$ / SQ:	169.991																			
Int vs Ext:	S			Other Features:	89250																			
Heat Fuel:	1 - Oil			Grade Factor:	1.00																			
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																			
# Heat Sys:	1			NBHD Mod:																				
% Heated:	100	% AC:		LUC Factor:	1.00																			
Solar HW:	NO	Central Vac:	NO	Adj Total:	431355												Juris. Factor:	1.00	Before Depr:	169.99				
% Com Wall:		% Sprinkled:		Depreciation:	80232												Special Features:	0	Val/Su Net:	119.87				
				Deprecated Total:	351123												Final Total:	351100	Val/Su SzAd:	208.00				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID				047.0-0007-0013.0						
SPEC FEATURES/YARD ITEMS																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:																							
	Total Special Features:																							
	Total:																							


